

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

20160819000299410
08/19/2016 01:50:22 PM
DEEDS 1/2

Send tax notice to:
Greg Edmund Mewbourne
4264 Cahaba Lake Drive
Hoover, Alabama 35216

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Fifty-Nine Thousand and 00/100 Dollars (\$259,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

SB Dev. Corp.

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Greg Edmund Mewbourne

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 60-A, according to the Survey of Bent River Phase IV Resurvey #1, as recorded in Map Book 42, Page 41 A and B, in the Probate Office of Shelby County, Alabama

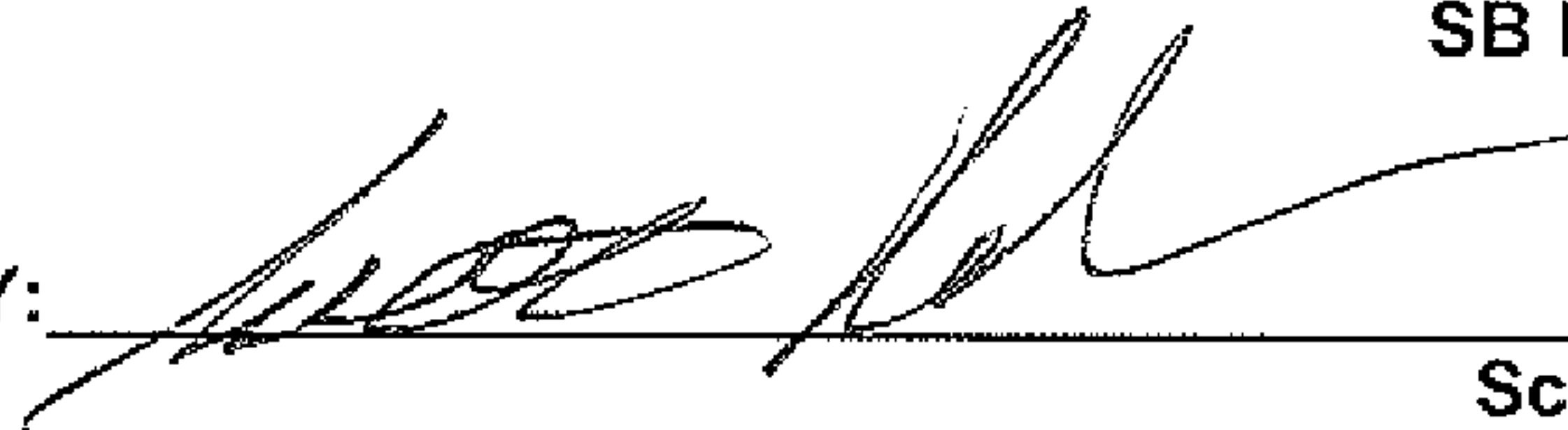
\$207,200.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2016 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **his** heirs and assigns, forever;

And Grantor does for itself and for its successors and assigns covenant with Grantee, **his** heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, **his** heirs and assigns forever, against the lawful claims of all persons.

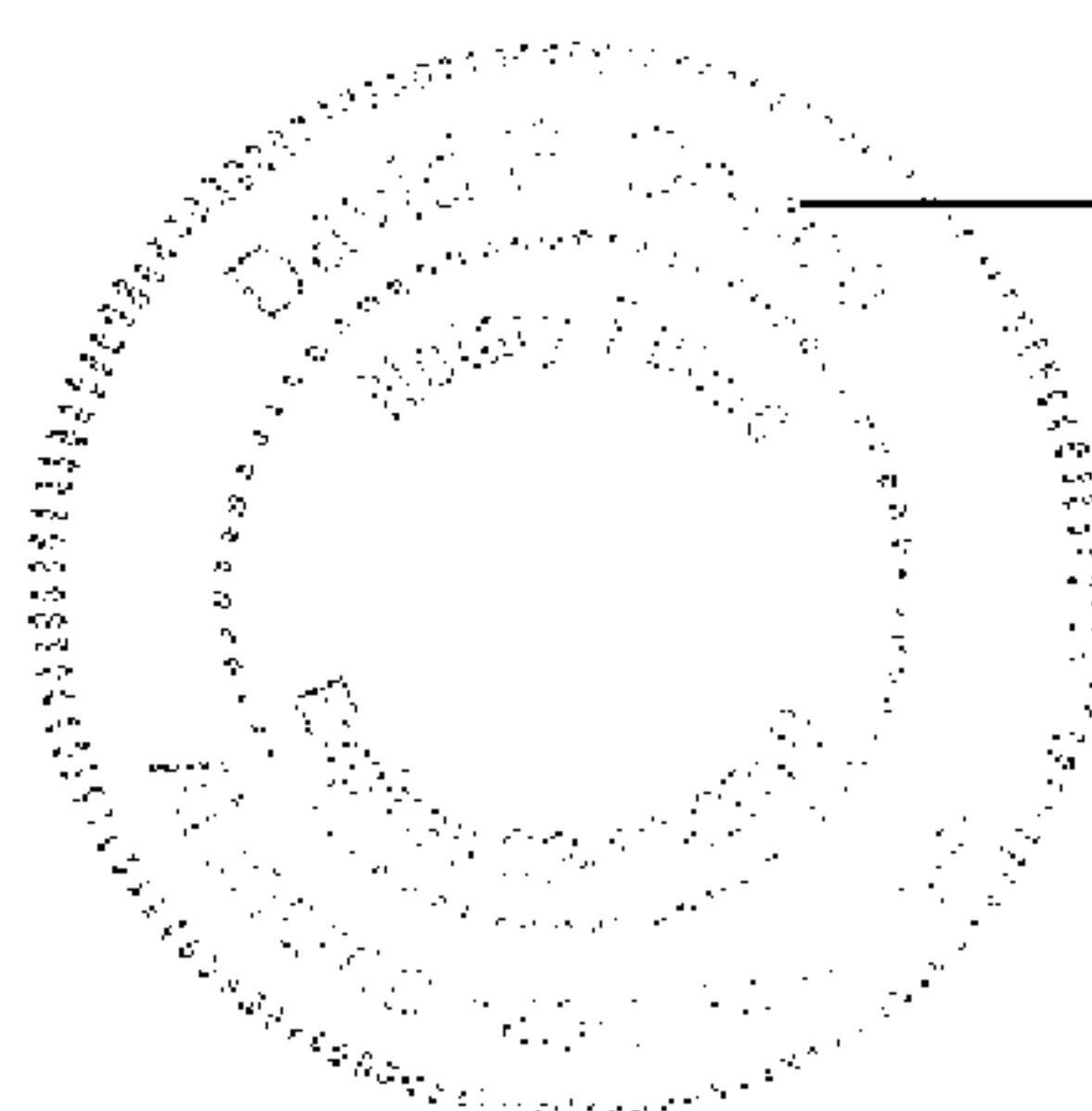
IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this **15th day of August, 2016.**

BY:  **SB Dev. Corp.**
(Seal)
Scott Rohrer
ITS: Authorized Representative

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Scott Rohrer** as **Authorized Representative** of **SB Dev. Corp.** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance and with full authority as such **Authorized Representative**, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **15th day of August, 2016.**




Notary Public: **David P. Condon**
My Commission Expires: **02/12/2018**

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor Name: **SB Dev. Corp.** Date of Sale: **August 15th, 2016**

Mailing Address: **4264 Cahaba Lake Drive**

Hoover, Alabama, 35216

Total Purchase Price: **\$259,000.00**

Or

Property Address: **4264 Cahaba Lake Drive**

Actual Value: \$ _____

Hoover, Alabama, 35216

Or

Assessor's Market Value: \$ _____

Grantee Name: **Greg Edmund Mewbourne**

Mailing Address: **purchasers add**

purchasers city, purchasers state, purchaser zip

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

____ Bill of Sale

____ Appraisal

____ Sales Contract

____ Other _____

XX Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address -- provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address -- provide the name of the person or persons to whom interest to property is being conveyed.

Property address -- the physical address of the property being conveyed, if available.

Date of Sale -- the date on which interest to the property was conveyed.

Total purchase price -- the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value -- if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Section 40-22-1 (h).

Date: **August 15th, 2016** Print: _____

____ Unattested

(verified by)

Sign: _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/19/2016 01:50:22 PM
\$70.00 CHERRY
20160819000299410

James W. Fuhrmeister